



Arboricultural Assessment Ings House, Hurworth, Darlington

Site Address

Ings House, Hurworth-on-Tees, Darlington, DL2 2JA (Grid ref: NZ 30657 10131)

Date

Site Visit – 22nd September 2023

Report Issued (V1) – 1st October 2023

Introduction

A health and condition arboricultural assessment (AA) has been requested for one Sycamore tree (T1) growing at Ings House, Hurworth. The tree is subject of a Tree Preservation Order (TPO) and the property is within Hurworth Conservation Area.

During recent tree works to T1, a number of cavities with extensive decay have been identified and it is requested that the tree be removed in the interests of health and safety. As the tree is protected, this report will accompany an application for tree works submitted to Darlington Borough (DBC) for the trees removal.

Methodology

The site was visited and the tree assessed visually, in accordance with BS5837:2012, Trees in Relation to Design, Demolition and Construction (where applicable), (details provided within the Tree Schedule at Appendix 1). For the purpose of this report, the tree was inspected aerially from a ladder, to the point of the first two cavities, however additional photographs taking during the tree works are also provided within this report.

Weather conditions were warm and dry at the time of the inspection. Light visibility was reasonable. The tree was in full leaf at the time of the inspection.

As trees are living organisms, their condition is subject to change; therefore the details contained within this report are valid for a 12-month period.

As the tree is within a Conservation Area and it is protected by a TPO, permission must be sought from DBC before undertaking works to the tree.

Other information in this assessment includes:

- Site & Tree Location Plan - Appendix 2
- Photographs – Appendix 3
- Terminology – Appendix 4

Site Survey

Ings House is a large, residential property located off the main road (The Green) through Hurworth village, Darlington. The property consists of a substantial sized, detached dwelling located at the north eastern side of the site. The property has a large garden that extends from the dwelling, downward sloping in a southerly direction to the River Tees that runs parallel along the southern boundary. The dwelling is at an elevated position to the River.

Vehicle access to the property is at the north western corner, leading from The Green.

The property has very good tree cover, with a mixed of age, species, and quality of trees growing across the site, including some substantial trees of high amenity value.

Tree T1, the Sycamore is growing adjacent to the south eastern corner of the dwelling. The canopy of the tree overhangs the garden and a small part of the dwelling at Ings house. The canopy of the tree also overhangs a neighbouring property to the east, where children's play equipment is located.

Tree Survey & Arboricultural Assessment (AA)

T1 is a dominant tree of moderately high value, however the tree is in a poor condition. T1 was previously inspected as part of a pre-development health and condition assessment in June 2020, during which cavities were noted, however an aerial inspection was not carried out at this time. During the recent assessment the two lowest cavities have been inspected aerially from a ladder, revealing extensive decay into the heart wood of the tree. The other remaining cavities were previously aerially inspected by another Arborist, revealing extensive decay (>one third) at each cavity.

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Full details of the tree's health and condition, along with recommendation for tree works is set out at Appendix 1.

Conclusion

Due to the presence of cavities with decay, and the location of T1 within Ings House, and the fact that the tree also overhangs the garden of another residential property to the east, it is advised that the tree be removed in the interests of health and safety.

Prepared by:

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Date:

V1: 01.10.2023

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Appendix 1 - Tree Schedule

Tree Tag No. / Group No.	Species	Age	Height (m)	DBH (cm)	Crown Spread south, east & west) (m)	B55837: 2012 Colour Retention Category	Life Expect-any (yrs.)	Structural Condition	Physiological Condition	Tree Detail	Recommendations
T1	Sycamore	Mature	18	24	7, 5, 8, 10	Red	<10	Poor	Poor	Dominant tree. Growing close to adjacent large Copper Beech and understorey Yew. Clear upright stem to 4m where codominant stems are formed. Tree's canopy also overhangs neighbouring property east. Numerous cavities within the tree's trunk all with over 1/3 rd decay (see photographs). X2 lowest cavities extend into the heart wood of the tree. Foliage slightly sparse. X1 large piece of deadwood within canopy.	Remove in the interests of health and safety.



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Appendix 2 – Site Location & Tree Location Plan



Figure 1 – Site Location & Tree Location Plan T1 ●

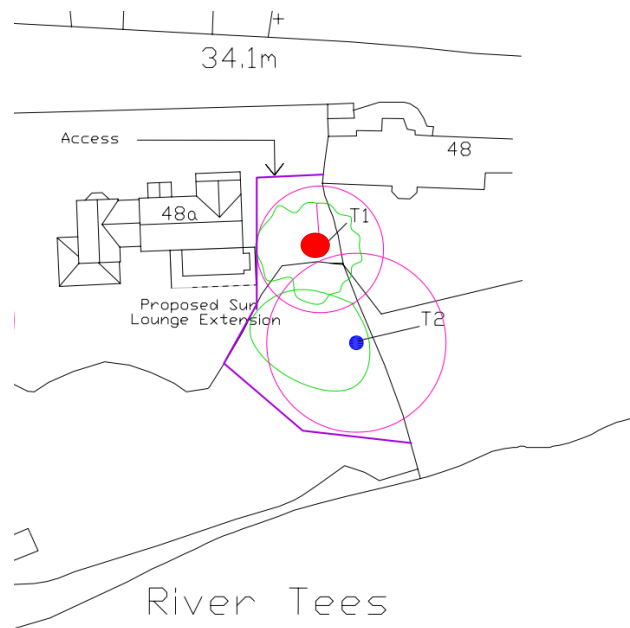


Figure 2 – Tree Location Plan, T1 only is the subject of this assessment



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Appendix 2 – Tree Location Plan



Photograph 1 - T1, the Sycamore



Photograph 2 – T1, cavity 1 and how far it extends into the tree (red arrow indicated extent of decay)



Photograph 3 – T1, cavity 2 and how far it extends into the tree

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Photograph 4 to 7 – The other cavities and decay within the tree



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Appendix 3 – Key to the ‘Tree Schedule’

- 1.0 **Tree number:** Where trees have been assessed individually, they were allocated individual ‘T’ or tree numbers. Where trees are in large groups and may be difficult to identify they have been ‘tagged’ with tree tags showing the allocated number. This is identified in the report.
- 1.1 **Tree species:** Tree species is identified and provided.
- 1.2 **Age class:** The estimated age of the tree, categorised as one of the following:
a) Young – Immature specimens, being in the early stages of life or development.
b) Semi-mature – half, or early stages of maturity.
c) Mature – Completely developed/ developed fully.
d) Over-mature –The latter stages of maturity, being past maturity and optimum life. The tree is therefore in latter stages of life
- 1.3 **Tree Height:** Estimated height of the tree given from base at ground level to top of canopy.
- 1.4 **DBH:** The trees ‘diameter at breast height’ and involves measuring the diameter of the trees trunk at a height of approximately 1.3 meters above soil level. This measurement is then used to calculate trees ‘Root Protection Areas’ (RPA), a definition of which may be found within the glossary.
- 1.5 **Crown spread:** The spread of the trees crown was estimated in meters “at four cardinal points to derive an accurate representational the crown”, e.g. from the centre of tree in north, south, east and western directions (BS 5837:2005).
- 1.6 **Existing height above ground level of a) first significant branch and direction of growth, and b) canopy.** This is used to inform on ground clearance, crown/stem ratio and shading.
- 1.7 **Trees Condition – Structural / Physiological & further comments:** General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations.
- 1.8 **British Standard Colour Categorisation BS5837: 2012**

Trees are allocated a ‘colour’ in accordance with the chart overleaf The colour categorises are a coding system which identifies the trees ‘retention value’ (see overleaf).



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Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan															
Trees unsuitable for retention (see Note)																	
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>	See Table 2															
	1 Mainly arboricultural qualities	2 Mainly landscape qualities															
		3 Mainly cultural values, including conservation															
Trees to be considered for retention																	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features															
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality															
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape															
	Table 2 Identification of tree categories <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Category (from Table 1)</th> <th>Colour ^{A)}</th> <th>RGB code ^{A)}</th> </tr> </thead> <tbody> <tr> <td>U</td> <td>Dark red</td> <td>127-000-000</td> </tr> <tr> <td>A</td> <td>Light green</td> <td>000-255-000</td> </tr> <tr> <td>B</td> <td>Mid blue</td> <td>000-000-255</td> </tr> <tr> <td>C</td> <td>Grey</td> <td>091-091-091</td> </tr> </tbody> </table>	Category (from Table 1)	Colour ^{A)}	RGB code ^{A)}	U	Dark red	127-000-000	A	Light green	000-255-000	B	Mid blue	000-000-255	C	Grey	091-091-091	See Table 2
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A	Light green	000-255-000															
B	Mid blue	000-000-255															
C	Grey	091-091-091															
	^{A)} Colours verified against http://safecolours.rigdenage.com/palettefiles.html#files [viewed 2012-03-26].																



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- 1.9 **Estimated remaining contribution in years in accordance with BS 5837:** This is a professional judgement may on the expected remaining life / contribution of the tree. The following categories apply.
- a) Less than 10.
 - b) 10-20
 - c) 20-40
 - d) More than 40.
- 1.10 **Recommendations:** Advice is given on any recommended on tree works based on surveyor's experience and knowledge.
The following terms may be used:
- a) **Crown clean** –involves the removal of dead, dying, diseased damaged and crossing branches, usually undertaken for the health and longevity of the tree, but also as a means of reducing potential risk associated with branch failure.
 - (b) **Crown raise/lift** – the selective removal of the lower branches to raise the lower canopy of the tree. This may be undertaken to allow avoid obstruction to pedestrians/vehicles. Such works may be prescribed as a method of formative pruning to improve the shape of trees, particularly younger specimens.
 - (c) **Crown Thin** – the selective removal of branches within the crown reduce crown density, allowing the increased penetration of light and air to pass through the canopy. This is usually prescribed as a percentage thin.
 - (d) **Removal** – complete removal of the tree, usually to a height just above existing ground level unless indicated otherwise.